



City of Granite City

Building and Zoning Dept. 2000 Edison Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

PLAN COMMISSION MINUTES SEPTEMBER 6, 2007

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the meeting to order with roll call at 7:00 p.m.

MEMBERS PRESENT:

Jack Taylor Mark Wilson
Frank Greathouse Sandy Crites
John Janek Sharon Ryan

MEMBERS ABSENT:

Ben Ward (ex) Shirley Howard (ex)
Mark Davis (ex) Jerry Harrington
Don Luddeke (ex)

OTHERS PRESENT: Alderman, Dan McDowell, Jim Smith Economic Development Director John Ferry, Asst. City Attorney Laura Andrews, Zoning Admin. Steve Willaredt, board secretary, petitioners, attorneys, and residents.

2. Pledge of Allegiance, Comments, Swear in: Chair Ryan swore in those present, and explained the board is a recommending body to the City Council who has final say on all petitions.

3. Approval of Minutes, and Agenda, Motion to approve the minutes by Janek, second Greathouse. Motion to amend the agenda and move Rail Road Partners to item (c) by Crites, seconded by Janek. Motions approved by common consent.

4. Council Report Dan McDowell

*The Shapiro Brothers project was referred to the aldermanic committee and approved by the council with the following additional restrictions which need to be added to council minutes.

1. *Scrap piles on property are limited to approximately 25' in height for no longer than 30 days unless other circumstances arise beyond the control of Shapiro Brothers, Inc.*
2. *Screening/bind fence to be constructed on the Benton Street, Niedringhaus Ave. intersection to the joint use track.*
3. *Buildings to be demolished within 6 months of the acquiring/owning of the property.*
4. *Any additional lighting to be directed on owner's property away from residential property.*
5. *Noise level as directed by IEPA standards with approval of the City Engineer.*

* The expansion of the P.U.D. district from August was placed on file and referred to the aldermanic committee. Attorney Laura Andrews responded that the expansion corridor needs a corrected map and the map needs to be attached to it for it to pass.

* The 3 homes to be constructed in the 2100 block of Benton were approved. (Steve Willaredt said due to underground concerns there is a hold on this with the Downtown Committee, myself and others looking into it)

5. PETITIONS & PETITION REVIEWS & ORDINANCE REVIEWS

a) DOWNTOWN P. U. D. – 1831 STATE ST. PLAN REVIEW

Petitioner Donald R. Locandro for Don's Appliance Repair and property owners Elaine & Jim Holmes request approval of a household appliance repair store at 1831 State St., formerly known as State St. Plaster Crafts.

BOARD DISCUSSION:

The owners Jim and Elaine Holmes introduced themselves and the proposed business renter Don R. Locandro, of the Fairmont Hotel in Fairmont City, IL who plans to repair major appliances, stoves and refrigerators. The owners were questions about the other uses in the building. Elaine Holmes said there were 6 studio apartments upstairs, 3 are rented. Mr. Willaredt asked if there was one common bathroom and she said yes.

Mr. Willaredt asked Mr. Locandro if he had another business and would he be selling repaired items. He said he had one in Collinsville which was just repairs no sales but if approved would like to sell them. The diagram of the interior of the building was discussed. He said the work room could hold 8 to 10 large items. Ms. Crites said it is stated on the permit this is for appliance repair only. Ms. Holmes complained that she didn't know all the rules and moved Mr. Locandro here from Collinsville.

Mr. Willaredt discussed the existing sign and condition of the building. Mr. Janek said the building was in bad shape and needs to be redone. He said the sign was an old Broad Duggan Sign hanging over the sidewalk with wires all over, and it needs to be removed. Mrs. Holmes disagreed. She said she tuck pointed and replaced windows and owns the building next door and plans to open another business selling mo-peds.

Laura Andrews asked for a clarification of the district, as she didn't believe that an appliance repair store was an allowable use. The board discussed the uses allowed, the districts in which they are allowed, and went over the map and districts. The board reviewed regulations, the commercial sub-district and industrial sub-district.

Alderman McDowell said they are requesting a use that is not a permitted use in the district for which they are applying. It is pretty straight forward, it isn't permitted.

MOTION by Sandra Crites, seconded by Mark Wilson, to DENY the petition for an appliance repair shop with the reason: it isn't a permitted use for the area. Motion passed unanimous. PETITION DENIED.

Mr. Holmes addressed the board stating that they all want to see the downtown beautified but there are empty buildings that the city should want filled. He said he didn't know why you would deny anyone bringing in a business to downtown. Dan McDowell explained the reason for the Downtown Planned Unit Development areas and the district boundaries.

- b) **6 MONTH REVIEW – 1200-08 NIEDRINGHAUS – “The Ralph Building”**
Requested continued use and rehabilitation of existing multi-use building, 9 existing residential and 7 commercial units. Owners were required to bring back petition for a 6 month review and show substantial progress. Recorder of Deeds list owners as Theodore Meeker and Dan Buescher grantee.

BOARD DISCUSSION:

Mr. Ted Meeker reported that he is the sole owner of 1200-08 Niedringhaus Ave. that he had bought out Dan Buescher. He said the building has been completely cleaned out with 14 dump loads hauled off. He replaced windows in the storefronts, plans to replace all the windows, replaced ceilings, put in new carpeting, tore out walls, re-plastered, removed bathrooms, put central air on roof and repaired roof.

Ms. Ryan said he seems to have done a lot. Mr. Willaredt said his inspectors have been in the building and are impressed with the work. Ms. Ryan asked if he had a time frame. He said it is as his finances allow, he will dress up the façade trying to get a tenant so he can generate income and will have the windows in before the weather changes.

Mr. Janek asked where he lives and if he has sole ownership. Mr. Meeker said he lives in St. Charles, Mo and presented a copy of the warranty deed.

Motion by Janek, seconded by Crites place deed on file. Motion passed.

Ms. Crites asked what was next. He said his short term project was to get the upstairs windows in and tuck-point the front and stucco the back area.

Mr. Willaredt said the first owner wanted loft apartments, but the way the building is constructed it doesn't seem it will work. However he would like to put in allowable offices and I don't have a problem with that. Ms Crites felt it would be better for allowable offices and asked for another progress report.

Motion by Crites, seconded by Janek to come back in 6 months for a progress report (March 2008). Motion passed by common consent.

- c) DOWNTOWN P.U.D. – Review – Rail Partners – 1100 Block Niedringhaus
Rail Partners request a hearing to present their plans for the “Kern” property for display of antique passenger cars.

BOARD DISCUSSION:

David Miller of Trivers Assoc., an architectural firm in Edwardsville, presented several computer generated drawings of the project. He also showed what could be done with the old train station. He said that there would be tours of antique rail cars and a new warehouse to store and do minor repairs. There will also be a viewing area for people to train watch. We are going to make it very pedestrian friendly. Screening will be put up between our project and the Shapiro Brothers metal facility. This will be a museum type development.

Conceptual drawings presented of the buildings and restored train areas, street lights, streetscapes, new warehouse, and decorative fence were discussed. Mr. Janek said, this is impressive in that it is a very expensive endeavor with million dollar rail cars. He asked where they are stored. Ben Butterworth of Rail Partners said they are in Madison IL. They were at Union Station but Union Station decided they didn't want rail cars anymore and we had to find a place. These are museum quality cars we re-located to Madison, where we do the re-building process and that will stay in Madison. Mr. Miller said we have one that is a spectacular Art Deco designed artifact. Mr. Butterworth said, we would like to create an entrance to the downtown and this would be all about trains. It may be possible to launch tours in the future with an idea of using Granite City as a stop.

Mr. Janek asked if truck traffic would cause a problem. Mr. Butterworth said no more than the metal facility just approved. Co-operation between them and Shapiro's metal facility for a well designed screen was discussed. Mr. Butterworth said he thought screening could be worked out. It has to be attractive or the owners won't bring in their cars. Ms. Crites discussed other screens that are works of art and that this one should be a visual that attracts people.

Mr. Butterworth said they need to get this project going to generate revenue. It will take 6 to 8 months to lay track and get buildings ready to store the cars. Phase 1 is to lay track, building the warehouse around it, to get it up and usable for storage of the cars in 6 to 8 months. The service center will take a little longer it is at least half million dollars or more, about 2 years on that building. The ability to have the rail cars here is what will really bring in the revenue. We would like to develop the entire corner and offer excursions.

Ms. Crites said the drawings showed a large front set back. He said it will be a little closer to the road that the drawings show. The set back from the street to be 40 to 60 feet. Rail Experience Partners are the ones who had their operation at Union Station the owners of this are “Granite City Passenger Terminal”. We want to bring back the history. That is important to us.

Board members discussed signs and the screening and possibility of putting screening on the East side of the track between the two properties

MOTION by Crites, second by Janek to approve the petition for “Granite City Passenger Terminal” for: antique rail cars, light repair service, storage of museum re-built cars, no re-build operations are allowed (such as the one in Madison, IL), there will be a brick and iron fenced gated area around the facility as indicated on the diagrams presented. Phase 1 is laying the track, the existing building and construction, in 6 to 8 months. Phase 2 is construction of service building. No change in ownership or intensification of use without coming back for board review. Area is to be secured with a gate and the Downtown Committee to work with the two owners to come up with an attractive design for the screening.
MOTION PASSED UNANIMOUS.

d) TELECOMMUNICATIONS ORDINANCE

BOARD DISCUSSION:

The board discussed Telecommunication Ord. # 7995 and suggested a clarification of the language, although it is referenced in the Zoning Ord. #3818, that cell towers are not allowed in residential districts or areas, the board felt it should be restated instead of referenced. After discussion with attorney Laura Andrews the board determined that language should be added to specify areas where allowed, not allowed, and the process to apply. The board wants to encourage towers on city property first (in allowable areas). They agreed all cell towers should be treated as a Special Use, and only allowed in Agricultural, Industrial, C-4 and C-5. This would be a control the city could use to keep track of ownership and sale of the towers, putting teeth in the ordinance. Mr. Willaredt had some concern about the number of radio and/or transmission towers in residential areas. He said they are different from cell towers and didn't want them confused or viewed as interchangeable. Ordinance areas to be adjusted are 1-b, 3-a, c, 5-a, 6-a, posting/loosing bonds, definitions and other language.

CLOSED SESSION

MOTION by Crites, seconded by Greathouse to go into closed session at 8:30 regarding pending litigation. Motion passes by common consent. **Motion** by Crites, seconded by Ryan to come out of closed session at 8:45.

Ms. Crites reported that pending litigation was discussed in closed session.

Laura Andrews said she would make the adjustments to the ordinance. Mr. Willaredt asked if it has to come back to the Plan Commission or go to the council. Ms. Andrews said it could go to the council. After discussion no motion was made.

BOARD DISCUSSION – RE: 1831 State St. - petition - a)

Ms Ryan asked if the Holmes property, at 1831 State Street, is sleeping rooms and is it an allowed use. Mr. Janek said six rooms with one common bathroom are not studio apartments, as stated by Ms. Holmes. Ms. Crites asked Mr. Willaredt to check on the condition and if there are occupancy permits for the 3 tenants Ms. Holmes said were in residence. Mr. Willaredt said he would check.

e) SURFACING – Zoning Ordinance #3818, Article 6, Section 6-2.4

BOARD DISCUSSION:

Note: (At the August PZ meeting Steve Willaredt requested and Commission agreed that Article 6, Sec. 6-2.4 be reviewed and the ordinance amended to include more specific language regarding driveways and how they are to be paved. This will bring ordinance language in line with the city's past practice requiring all driveways to be paved)

Mr. Willaredt stated that parking areas are to have a permanent surface to be paved with asphalt or concrete but driveways are not specifically spelled out. (Past practice required driveways to be asphalt or concrete). When ordinance #4987 was passed it described rock or improved surface for parking a vehicle. People just throw rock down anywhere and call it a parking space. This has caused a problem with implementing Article 6, and enforcing where people park their vehicles.

MOTION by Janek, seconded by Taylor to add a definition for driveway as a permanent surface of concrete or asphalt to Article 6. MOTION PASSED UNANIMOUS.

Board Chair Ryan asked about the “red boxes” located all over and if they have permits or permission by the city to place them. (The Clerk’s Office has not received any requests or given permission for the red boxes.)

6. ADJOURNMENT:

Motion to adjourn by Janek, second Crites. Motion passed meeting adjourned

Respectfully Submitted,



Plan Commission Secretary

cc: Mayor/City Council/Attorneys
City Clerk/Commission

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DOWNTOWN PLANNED UNIT DEVELOPMENT – PLAN REVIEW

PETITIONER: Donald R. Locandro, Fairmont Hotel, Fairmont City, IL

LOCATION: 1831 State St. - Owners: Jim and Elaine Holmes, Logan Ave., Granite City

REQUEST: DOWNTOWN P. U. D. PLAN REVIEW for Don's Appliance Repair and property owners Elaine & Jim Holmes request approval of an appliance repair store at 1831 State St., formerly known as State St. Plaster Crafts.

MOTION by Sandra Crites, seconded by Mark Wilson, to DENY the petition for an appliance repair shop with the reason: it isn't a permitted use for the area.
Motion passed unanimous. PETITION DENIED.

EX. Excused absence UN. Unexcused absence

ROLL CALL

| | | | |
|----------------------|-------------|----------------|-------------|
| Sandra Crites | yes | Jack Taylor | yes |
| John Janek | yes | Ben Ward | absent (ex) |
| Sharon Ryan | yes | Shirley Howard | absent (ex) |
| Jerry Harrington Jr. | absent (un) | Mark Davis | absent (ex) |
| Mark Wilson | yes | Don Luddeke | absent (ex) |
| Frank Greathouse | yes | | |

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DOWNTOWN PLANNED UNIT DEVELOPMENT – PLAN REVIEW

PETITIONER: Rail Partners
For “Granite City Passenger Terminal”

LOCATION: 1100 Block of Niedringhaus Ave.
(aka Kern property aka Nesco Stamping Plant)

REQUEST: DOWNTOWN P.U.D. – Review
Rail Partners request a hearing to present their plans for the
“Kern” property for display of antique passenger cars.

MOTION by Crites, second by Janek to approve the petition for “Granite City Passenger Terminal” for: antique rail cars, light repair service, storage of museum re-built cars, no re-build operations are allowed (such as the one in Madison, IL), there will be a brick and iron fenced gated area around the facility as indicated on the diagrams presented.
Phase 1 is laying the track, the existing building and construction, in 6 to 8 months.
Phase 2 is construction of service building.
No change in ownership or intensification of use without coming back for board review.
Area is to be secured with a gate and the Downtown Committee to work with the two owners to come up with an attractive design for the screening.
MOTION PASSED UNANIMOUS.

EX. Excused absence UN. Unexcused absence

ROLL CALL

| | | | |
|----------------------|------------|----------------|-------------|
| Sandra Crites | yes | Jack Taylor | yes |
| John Janek | yes | Ben Ward | absent (ex) |
| Sharon Ryan | yes | Shirley Howard | absent (ex) |
| Jerry Harrington Jr. | absent(un) | Mark Davis | absent (ex) |
| Mark Wilson | yes | Don Luddeke | absent (ex) |
| Frank Greathouse | yes | | |

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ZONING ORDINANCE #3818 - ARTICLE 6, SECTION 6-2.4

Request by Plan Commission to AMEND Zoning Ordinance #3818 Article 6
Surfacing requirements.

MOTION by Janek, seconded by Taylor to add a definition for driveway as a permanent surface of concrete or asphalt to Article 6 of the City's Zoning Ordinance. MOTION PASSED UNANIMOUS.

EX. Excused absence UN. Unexcused absence

ROLL CALL

| | | | |
|----------------------|-------------|----------------|-------------|
| Sandra Crites | yes | Jack Taylor | yes |
| John Janek | yes | Ben Ward | absent (ex) |
| Sharon Ryan | yes | Shirley Howard | absent (ex) |
| Jerry Harrington Jr. | absent (un) | Mark Davis | absent (ex) |
| Mark Wilson | yes | Don Luddeke | absent (ex) |
| Frank Greathouse | yes | | |

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